North Hertfordshire District Council
Development and Conservation PO Box 480 Sale M33 0DE
01462 474000
planning.control@north-herts.gov.uk

Ref: IAP00015658-001

Application for a Lawful Development Certificate for a Proposed use or development. Town and Country Planning Act 1990: Section 192, as amended by section 10 of the Planning and Compensation act 1991. Town and Country Planning (Development Management Procedure) (England) Order 2015

Site

Address	35A, HIGH STREET, WHITWELL, HERTFORDSHIRE, SG4 8AJ
Easting	518627.0
Northing	221003.0
Description of the location of the site	

Applicant Details

Name * Please provide the Applicant's Name and/or the applying Company Name

Title	Mr
First name	Julian
Surname	Eldridge
Company name	
Street address *	35A High Street
	Whitwell
Town/City *	Hitchin
County	
Country *	United Kingdom
Postcode *	SG4 8AJ
Telephone number *	
Mobile number (optional)	
Fax number (optional)	
Email (optional)	
Are you an agent acting on behalf of the applicant? *	No

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations? *	Yes

Description of Proposal

Please give detailed descriptions of all such operation and indicate on your plans (includes describing any proposal to alter or create a new access, layout or any new street; construct any associated hardstandings; means of enclosure; or draining the land/building) *	Proposal is for the erection of a wooden garden office of dimensions H247cm, W595cm, D420cm. The proposed build is within the boundary of the garden of 35A High Street, Whitwell, Herts, SG48AJ. I attach an amended OS Sitemap diagram along with the plan of the proposed wooden office. The proposed location of the garden office is adjacent to the SW boundary of the rear garden approx 12.8M from the SW corner of the original property.

Description of Proposal

Does the proposal consist of, or include, a change of use of the land or building(s)? *	No

Description of Proposal

Has the proposal been started?	No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful *	This is a Garden Office within the existing boundary of the property and as such does not change the use of the domestic dwelling other than to provide an office space for home working.
Please list the supporting documentary evidence (such as a planning permission) which accompanies this application	There is no existing planning permission for this proposal - this application is to establish both whether planning permission is required, and if so to seek approval for this wooden building.
If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one	B1A

Grounds for Application

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one	B1A

Grounds for Application

Is the proposed operation or use *	Permanent

Grounds for Application

Why do you consider that a Lawful Development Certificate should be granted for this proposal? *	This application if successful will allow for the homeowner to work from home and be able to balance work and parental duties.

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? *	No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? *	Yes
If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one) *	The applicant

Interest in Land

Please state the applicant's interest in the land *	a) Owner

Authority Employee/Member

With respect to the Authority, I am (a) a member of staff (b) an elected member (c) related to a member of staff (d) related to an elected member Do any of these statements apply to you? *	No

Declaration

✓ I/we hereby apply for a Lawful Development Certificate as described in this form and the accompanying plans/ drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them *

Date *	20/03/2018

Date (DD/MM/YYYY - cannot be pre-application)

Warning: The amended section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the authority to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.